



103 Talbot Road Talbot Green CF72 8AE    [www.3EA.uk](http://www.3EA.uk)    [mail@3EA.uk](mailto:mail@3EA.uk)    Tel: 01443 85 33 33 Fax: 01443 800 565



## 1 Beds, Apartment, Leasehold, £110,000

### Hartland House, Cardiff Bay

Three Estate Agents are pleased to offer to the market this one bedroom apartment, which is located in the sought after location of Ferry Court, Cardiff Bay. Located close to supermarkets and a short walk to the Cardiff Bay area.

### Features

- OPEN PLAN LIVING AREA
- ALLOCATED PARKING
- ACCESS TO GYM AND POOL
- SOUGHT AFTER LOCATION
- CARDIFF BAY LOCATION
- TENANT IN SITU



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Ideal for an investor, as it has a sitting tenant currently paying £695pcm.

The apartment briefly benefits from a large open plan living area with a large lounge/diner with carpet to floor and large patio doors. The kitchen area has ceramic tiles to floor, ceramic tiles to walls and integrated white goods.

The master bedroom is a spacious double with carpet to floor.

There is a separate bathroom with ceramic tiles to floor/walls.

Access to the gated community is via fob entry system and there is a video intercom for visitor access. The allocated parking space is located close to the entrance to the apartment block.

This particular apartment is located on the 4th floor with lift access and the communal Pool, Jacuzzi, Sauna, Steam Room and Gym are all located on the ground floor of this block.

If you are interested in viewing this very well presented property then please get in touch today.





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